

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No. 18

November 17, 1970

ORDERED:


That after public notice and hearing as prescribed by law, the following text changes established by the Zoning Commission of the District of Columbia, as shown in the Zoning Regulations, are hereby modified and amended.

70-18 Proposed text changes to maintain the character and stabilize R-4 Districts by eliminating the erection of new apartment buildings while continuing to allow conversions when there are nine hundred (900) square feet of lot area for each dwelling unit.

1. Change Preamble to the R-4 District to delete apartments and read as follows:

"3104.1 The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of such dwellings into dwellings for two or more families. Very little vacant land would be included within this district since its primary purpose would be the stabilization of remaining one-family dwellings. The district would not be an apartment house district as contemplated under the General Residence (R-5) Districts since the conversion of existing structures will be controlled by a minimum lot area per family requirement."

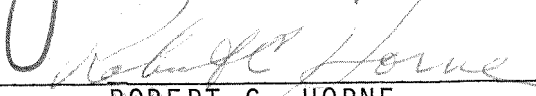
2. Delete sub-paragraph 3104.33 and renumber subsequent paragraphs.
3. Delete "Apartment house" from paragraph 3301.1 under R-4.
4. Delete "Apartment house" and "all other structures" from paragraph 3302.1, under R-4, and insert "R-4" in the list with R-1-A, R-1-B, R-2 and R-3.

  
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